110.0	0001	0032.A	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 804,700 / 804,700
					USE VALUE: 804,700 / 804,700
					ASSESSED: 804,700 / 804,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
66		SUMMIT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NEAL SHAWN & SOL GABRIELA
Owner 2:	
Owner 3:	
Street 1:	29 COUNTRY CLUB DR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	NEAL SHAWN -
Owner 2:	-
Street 1:	29 COUNTRY CLUB DR
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .181 Sq. Ft. of land mainly classified as Two Family with a Multi- TnHs Building built about 1961, having primarily Vinyl Exterior and 2152 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	7865.000	345,500		459,200	804,700
Total Card	0.181	345,500		459,200	804,700
Total Parcel	0.181	345,500		459,200	804,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 373.93 /Parcel: 373.93

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 70194

GIS Ref

GIS Ref

Insp Date 10/26/18

!8604!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 110.0-0001-0032.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	345,500	0	7,865.	459,200	804,700		Year end	12/23/2021
2021	104	FV	327,400	0	7,865.	459,200	786,600		Year End Roll	12/10/2020
2020	104	FV	327,400	0	7,865.	459,200	786,600	786,600	Year End Roll	12/18/2019
2019	104	FV	318,100	0	7,865.	452,600	770,700	770,700	Year End Roll	1/3/2019
2018	104	FV	318,100	0	7,865.	347,700	665,800	665,800	Year End Roll	12/20/2017
2017	104	FV	298,200	0	7,865.	328,000	626,200	626,200	Year End Roll	1/3/2017
2016	104	FV	298,200	0	7,865.	301,700	599,900	599,900	Year End	1/4/2016
2015	104	FV	248,500	0	7,865.	282,100	530,600	530,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	07:36:08

LAST REV

Date	Time
06/02/21	14:48:08
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 8604

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NEAL SHAWN ,	1573-31	1	5/21/2021	Convenience	99	No	No		
NORTH SHORE APA	1558-68		6/4/2020	Convenience	99	No	No		
LUNGER DAVID H-	1528-75	1	6/15/2018	Estate/Div	730,000	No	No		
LUNGER DAVID H	1110-182		5/21/1993		1	No	No		A

USER DEFINED

Prior Id # 1:	70194
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/2/1996	96	Manual	1,740					REROOF
10/27/1992	545	Manual	5,000					SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
4/17/2019	SQ Returned	JO	Jenny O
10/26/2018	MEAS&NOTICE	HS	Hanne S
3/17/2009	Measured	372	PATRIOT
3/25/2000	Inspected	201	PATRIOT
2/3/2000	Measured	264	PATRIOT
12/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7865		Sq. Ft.	Site		0	70.	0.83	6									459,164						459,200	

Total AC/HA:	0.18056	Total SF/SM:	7865	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	459,164	Spl Credit		Total:	459,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	14 - Multi- TnHs		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1961	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	150.00
Size Adj.:	1.23333335
Const Adj.:	0.99989998
Adj $ / SQ:	184.981
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	500788
Depreciation:	155244
Depreciated Total:	345544

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	2	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	10	BRs:	4	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

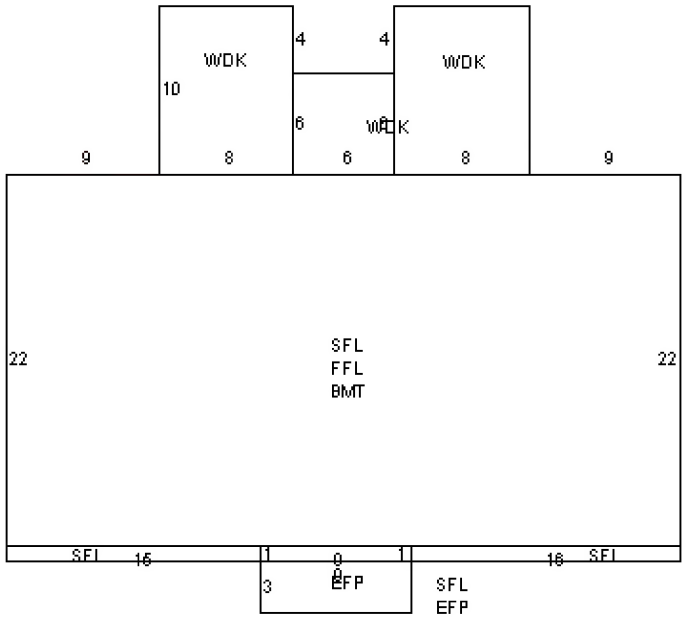
No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	184.98
Special Features:	0	Val/Su Net:	118.65
Final Total:	345500	Val/Su SzAd	191.94

SKETCH



SUB AREA

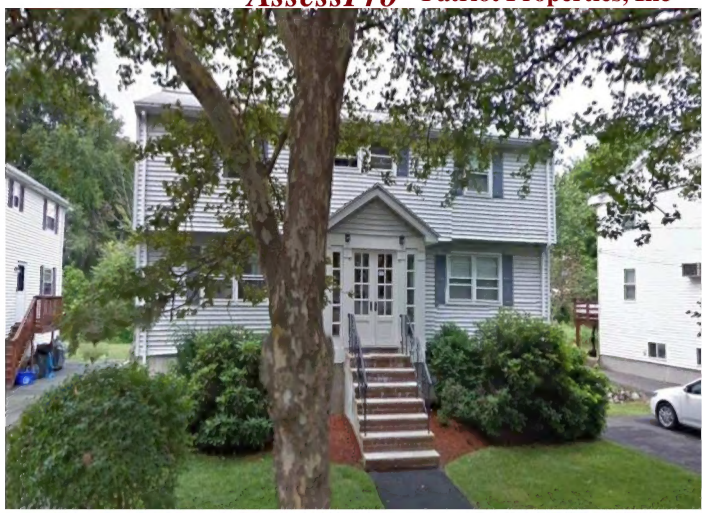
Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	920	184.980	170,183
BMT	Basement	880	69.920	61,532
FFL	First Floor	880	184.980	162,784
WDK	Deck	196	11.100	2,176
EFP	Enclos Porch	36	72.590	2,613
	Net Sketched Area:	2,912	Total:	399,288
Size Ad	1800	Gross Area	2912	FinArea 2152

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

110.0-0001-0032.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: